008.0	0002	0032.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	830,900 / 830,900
					USE VALUE:	830,900 / 830,900
					ASSESSED:	830,900 / 830,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		MARION RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRACEY BRIAN H/LAURA S
Owner 2:	
Owner 3:	
Street 1:	25 MARION RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAAS FLORA E -
Owner 2:	-
Street 1:	321 VINE STREET
Twn/City:	STAUNTON
St/Prov:	VA Cntry:
Postal:	24401

NARRATIVE DESCRIPTION

This parcel contains 6,199 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 2048 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6199.000	341,000	5,100	484,800	830,900
Total Card	0.142	341,000	5,100	484,800	830,900
Total Parcel	0.142	341,000	5,100	484,800	830,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.69 | /Parcel: 405.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 7334
GIS Ref:
GIS Ref:
Insp Date: 10/06/17

!789!

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0002-0032.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	341,000	5100	6,199.	484,800	830,900	830,900	Year End Roll	12/18/2019
2019	101	FV	258,500	5100	6,199.	515,100	778,700	778,700	Year End Roll	1/3/2019
2018	101	FV	258,500	5100	6,199.	375,700	639,300	639,300	Year End Roll	12/20/2017
2017	101	FV	252,000	5100	6,199.	327,200	584,300	584,300	Year End Roll	1/3/2017
2016	101	FV	252,000	5100	6,199.	278,700	535,800	535,800	Year End	1/4/2016
2015	101	FV	245,700	5100	6,199.	272,700	523,500	523,500	Year End Roll	12/11/2014
2014	101	FV	245,700	5100	6,199.	224,200	475,000	475,000	Year End Roll	12/16/2013
2013	101	FV	245,700	5100	6,199.	213,300	464,100	464,100		12/13/2012

PRINT

Date	Time
12/10/20	16:30:35

LAST REV

Date	Time
10/18/17	15:29:07

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 789

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAAS FLORA	33893-432		10/24/2001		391,000	No	No		
SUMNER HAAS JUD	27682-186		9/17/1997	Family	10	No	No		A

USER DEFINED

Prior Id # 1:	7334
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/10/2013	42	Manual	14,220	C				
3/1/2012	179	New Wind	20,000					
10/31/2011	1388	Addition	100,000					MUDRM / BATH / W/D
8/27/2001	585	Wood Dec	3,400	C				REPLACE EXISTING W

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
5/16/2013	Info Fm Prmt	EMK	Ellen K
4/4/2009	Meas/Inspect	197	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	263	PATRIOT
9/1/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6199		Sq. Ft.	Site		0	80.	0.98	1									484,777						484,800	

Total AC/HA: 0.14231 | Total SF/SM: 6199 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 484,777 | Spl Credit | Total: 484,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28176892
Const Adj.:	0.99989998
Adj $ / SQ:	160.205
Other Features:	84490
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418972
Depreciation:	77929
Depreciated Total:	341043

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

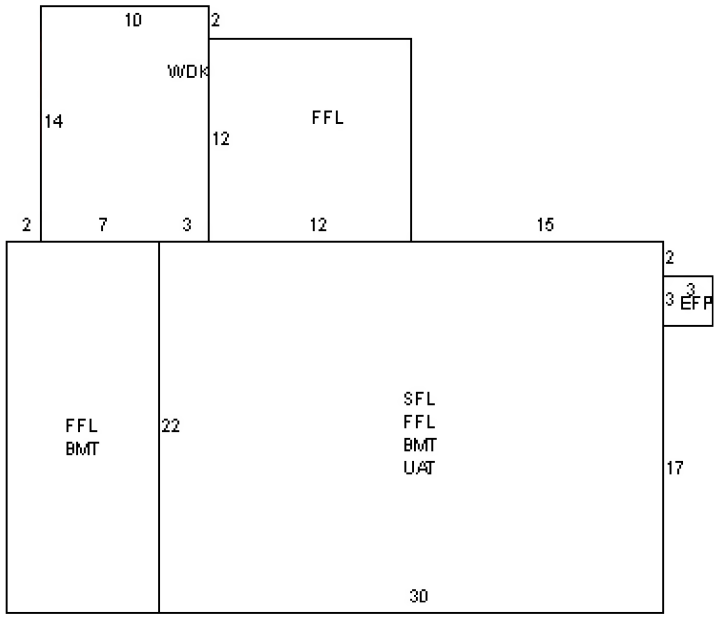
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	160.21
Special Features:	0	Val/Su Net:	120.32
Final Total:	341000	Val/Su SzAd	205.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,002	160.210	160,526
BMT	Basement	858	64.280	55,154
SFL	Second Floor	660	160.210	105,735
UAT	Upper Attic	165	64.080	10,574
WDK	Deck	140	13.140	1,840
EFP	Enclos Porch	9	72.590	653
	Net Sketched Area:	2,834	Total:	334,482
Size Ad	1662	Gross Are	3329	FinArea 2048

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	45	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0002-0032.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100